

HOUSE BILL 2457

By Gotto

AN ACT to amend Tennessee Code Annotated, Title 66
and Title 70, relative to residential property
condition disclosures.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-5-212, is amended by deleting the language of the section in its entirety and by substituting instead the following:

66-5-212. In addition to any other disclosure required by this part, prior to entering into a contract with a buyer, the seller shall disclose in the contract itself or in writing, including acknowledgement of receipt, the presence of the following:

(1) Any known exterior injection well and the results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the department of environment and conservation;

(2) Whether any single family residence located on the property has been moved from an existing foundation to another foundation; and

(3) Whether a wildlife management area established pursuant to Title 70 is located within three hundred (300) feet of the property line.

SECTION 2. This act shall take effect July 1, 2012, the public welfare requiring it, and shall apply to all contracts for the sale of residential property entered into on or after that date.